



The Ferryman Inn

Ref: 3451488

136 Neath Road, Briton Ferry, SA11 2AQ

Freehold: £295,000

Well supported wet led pub

Open plan trade area with stage

Attractive trade garden c. 40 seats

Opportunity to develop a food offer

Four bedroom owners accommodation

Energy Rating D



Description

The Ferryman Inn is an attractive detached building, prominently located on the Neath Road which runs through the centre of the town.

The single bar serves the open plan trading space which includes a stage area, ideal for live music and entertainment. There is also a catering kitchen on the ground floor and externally, there is a raised trade garden, which is very popular when conditions allow.

The 4 double bedroom private accommodation occupies the whole of the first floor and also includes a kitchen diner, bathroom and living room.

Location

Briton Ferry is a town in the county borough of Neath Port Talbot in South Wales. It is situated at the mouth of the River Neath which feeds into Swansea Bay and the town has strong industrial and maritime connections.

The close proximity to the M4 provides easy access to Cardiff to the east and nearby Swansea to the west.



Internal Details

Ground Floor:

- Panelled bar servery
- Open plan trade area with seating booths and a raised area
- Catering kitchen (fitted out but not currently in use)
- Ladies & gents toilets

Owner's Accommodation

Situated on the first floor:

- 4 double bedrooms
 - Living room
 - Kitchen/diner
 - Bathroom
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External Details

- Raised trade garden with space for c.10 - 12 picnic benches.
 - Covered smoking area
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Trading Information

We are advised by our client that the pub trades at c. £4,000 per week gross.



Trading Hours

The current trading hours are:
Monday - Thursday 11am - midnight
Friday & Saturday 11am - 1am
Sunday 11am - midnight

The Opportunity

The Ferryman Inn is a well appointed local pub well run by the current owners. It has traded as a wet led business and wonderful detached Inn with great outdoor space. The current owners have run the operation recently as totally wet led and therefore there are significant and varied options to increase revenue and build on the established trade already created by the current owners.

There are possibilities to create letting rooms within the first floor currently utilised as owners accommodation, subject to the appropriate consents.

Staff

Fixtures & Fittings

We understand all trade fixtures and fittings owned by the seller will remain.



Business Rates

Rateable value effective from 1 April 2023 will be £8,250.

Regulatory

Premises Licence.



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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